

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: APRIL 10, 2020

NOTE: Texas Home Equity Note, as renewed, modified, or extended, described as follows:

Date: July 14, 2006
Maker: Samuel L. Collins, III
Payee: Wachovia Mortgage Corporation
Original Principal Amount: \$252,000.00

DEED OF TRUST: Texas Home Equity Security Instrument described as follows:

Date: July 14, 2006
Grantor: Samuel L. Collins, III & Doris Collins
Trustee: Christopher D. Davies
Beneficiary: Mortgage Electronic Registration Systems, Inc., solely as nominee for Payee and Payee's successors and assigns
Recorded: Document No. 2006048486 Real Property Records, GALVESTON County, Texas

LENDER: Wilmington Savings Fund Society, FSB as Owner Trustee of the Residential Credit Opportunities Trust V-D

BORROWER: Samuel L. Collins, III & Doris Collins

PROPERTY: The real property described as follows:

Commonly known as: 7902 HIGHWAY 6, HITCHCOCK, TEXAS 77563

Legally described as: THE SURFACE ONLY OF THAT CERTAIN TRACT OR PARCEL BEING THE UNSOLD PORTION OF THE LAND KNOWN AS THE H.M. STRINGFELLOW PEAR ORCHARD IN THE W.H. JACK LEAGUE, ABSTRACT NO. 13, IN GALVESTON COUNTY, TEXAS, AND BEING THAT SAME TRACT OR PARCEL DESCRIBED IN DEED DATED MARCH 24, 1966 FOM MYRTLE KIPFER

TO JOHN H. KIPFER, CLARA CATHERINE KIPFER, AND ALICE KIPFER SCHOEFFLER, RECORDED IN VOLUME 1765, PAGE 697, LESS SAVE, AND EXCEPT, HOWEVER, ANY OTHER PORTIONS THEREOF SINCE CONVEYED, SPECIFICALLY INCLUDING BUT NOT LIMITED TO, THOSE DESCRIBED IN VOLUME 2241, PAGE 409, AND IN VOLUME 2595, PAGE 4098, BOTH OF THE DEED RECORDS, AND UNDER CLERK'S FILE NO. 9232095 OF THE REAL PROPERTY RECORDS, ALL IN GALVESTON COUNTY TEXAS; THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED IN METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: STEVE LEVA, SANDY DASIGENIS, JEFF LEVA, LILLIAN POELKER

Substitute Trustee's Mailing Address:

c/o 8080 Park Ln., Ste. 700
Dallas, Texas 75231

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

MAY 5, 2020, the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In GALVESTON County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property

and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

EXECUTED effective as of APRIL 10, 2020.

SUBSTITUTE TRUSTEE

Sign: _____



Print: _____

STEVE LEVA

EXHIBIT "A"

COLLINS, III
WMC Loan No 6330891
MIN 100013700063308918

BEING A 9.4214 ACRE TRACT OR PARCEL OF LAND, BEING THE UNSOLD PORTION OF THE LAND KNOWN AS THE H.M. STRINGFELLOW PEAR ORCHARD IN THE W.H. JACK LEAGUE, ABSTRACT NO. 13, IN GALVESTON COUNTY, TEXAS, AND BEING THE SAME TRACT OR PARCEL OF LAND DESCRIBED IN DEED DATED MARCH 24, 1966 FROM MYRTLE KIPFER TO JOHN H. KIPFER, CLARA CATHERINE KIPFER, AND ALICE KIPFER SCHOEFFLER, RECORDED IN VOLUME 1765, PAGE 697, LESS SAVE AND EXCEPT, HOWEVER, ANY OTHER PORTIONS THERETO SINCE CONVEYED, SPECIFICALLY INCLUDING BUT NOT LIMITED TO, THOSE DESCRIBED IN VOLUME 2241, PAGE 409, AND IN VOLUME 2595, PAGE 4096, BOTH OF THE DEED RECORDS, AND UNDER CLERK'S FILE NUMBER 9232095, OF THE REAL PROPERTY RECORDS, ALL IN GALVESTON COUNTY, TEXAS, THIS DESCRIPTION BEING GIVEN FOR GENERAL PURPOSES OF LOCATION, ONLY.

BEGINNING AT A FENCE POST IN THE SOUTHEAST CORNER OF SAID LOT 1, OF BAYOU RIDGE SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 29, OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS;

THENCE SOUTH 17 DEG 49 MIN 57 SEC WEST, ALONG F.M. 519 (80' R.O.W.), A DISTANCE OF 466.90 FEET TO A 1/2 INCH IRON ROAD SET FOR CORNER;

THENCE NORTH 70 DEG 25 MIN 13 SEC WEST, A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON SET FOR CORNER;

THENCE NORTH 70 DEG 51 MIN 37 SEC WEST, A DISTANCE OF 147.77 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 19 DEG 08 MIN 00 SEC WEST, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 70 DEG 52 MIN 00 SEC WEST, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON PIPE FOUND FOR CORNER;

THENCE SOUTH 19 DEG 08 MIN 00 SEC WEST, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 6 (VARIABLE WITH R.O.W.);

THENCE NORTH 71 DEG 23 MIN 08 SEC WEST, ALONG THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 6, A DISTANCE OF 73.68 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 14 DEG 51 MIN 00 SEC EAST, A DISTANCE OF 100.00 FEET TO A 4 INCH AXLE FOUND FOR CORNER;

THENCE NORTH 70 DEG 44 MIN 00 SEC WEST, A DISTANCE OF 190.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 14 DEG 51 MIN 00 SEC WEST, A DISTANCE OF 100.00 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER;

THENCE NORTH 70 DEG 44 MIN 00 SEC WEST, A DISTANCE OF 15.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 14 DEG 46 MIN 04 SEC EAST, A DISTANCE OF 98.47 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 70 DEG 44 MIN 00 SEC WEST, A DISTANCE OF 133.00 FEET TO A 1/2 INCH IRON PIPE FOUND FOR CORNER;

THENCE NORTH 14 DEG 46 MIN 04 SEC EAST, A DISTANCE OF 199.36 FEET TO A ANGLE IRON FOUND FOR CORNER;

THENCE SOUTH 75 DEG 13 MIN 56 SEC EAST, A DISTANCE OF 133.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 14 DEG 46 MIN 04 SEC EAST, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 75 DEG 13 MIN 56 SEC WEST, A DISTANCE OF 133.00 FEET TO ANGLE IRON FOUND FOR CORNER; THENCE NORTH 14 DEG 02 MIN 11 SEC EAST, A DISTANCE OF 206.37 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER; THENCE SOUTH 75 DEG 24 MIN 52 SEC EAST, A DISTANCE OF 133.00 FEET TO A FENCE POST FOR CORNER; THENCE SOUTH 74 DEG 51 MIN 16 SEC EAST, A DISTANCE OF 60.71 FEET TO AN 1/2 INCH IRON ROD FOUND FOR CORNER POINT BEING THE SOUTHWEST CORNER OF LOT 9, OF BAYOU RIDGE SUBDIVISION; THENCE SOUTH 70 DEG 44 MIN 00 SEC EAST, ALONG THE SOUTH LINE OF BAYOU RIDGE SUBDIVISION, A DISTANCE OF 654.32 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

Mary Ann Daigle

2006 JUL 20 04:53 PM 2006048486
MLEE \$76.00
Mary Ann Daigle, COUNTY CLERK
GALVESTON, TEXAS

GV8609

FILED

Instrument Number: *FILED2020000487*

Filing Fee: 23.00

Number Of Pages:5

Filing Date: 04/13/2020 12:15PM

I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*